

ABBREVIATED PHASE 1 REPORT

**For
Federal Building
Located at
106 S. 15th Street
Omaha, Nebraska**

**By Rick Smith
October 20, 1999**

EXECUTIVE SUMMARY:

The current Federal Building was built in 1930 in the downtown commercial zoned area for Omaha. The site has had a Government Building on site since 1870. This area has been the location of department stores, larger office buildings and a series of small shop and stores.

INTRODUCTION

The purpose of this report is to document past uses of the property before General Services Administration assumed responsibility or purchased property.

This report has limited application and was not conducted as a full phase 1 assessment using the ASTM standard 1527-93 and 1528-93. The basic items not used for this assessment were site reconnaissance and interviews. Some reports included visits to the building, however, they were more for purpose of determining exact location of the property and not to perform a review or inspection of the property.

Although it was my understanding looking for current environmental information about this property or adjoining properties was not in the scope of this project, I did take a quick review of the Right to Know databases on the Internet and placed some information in this report. Primary sources for this report were located at libraries, historical societies, and county and city records. Documents reviewed included Sanborn maps, City Directories, City/County Atlas, County court land deeds, Newspaper clippings, books and other references that could determine prior use of property.

SITE DESCRIPTION

Location and/or Legal Description: GSA designation for this building is NE0032 located at 106 S. 15th Street, Omaha, Nebraska. This building was built and operational in 1930.

Size and Vicinity Characteristics: Federal Building has over 120,000 square feet. It is located on S. 15th Street between Dodge and Douglas Streets. The street to the rear is Farnum Street.

RECORDS REVIEW

1. Current uses of property: This building is a Federal Office Building.

2. Current uses of adjacent properties:

- Federal NPL Site within 1 mile. None
- Federal CERCLIS site within .5 mile.
Economy Products Company, 1126 N. 11th Street. Abandoned
Chemicals, 13 Enforcement Activities. Two removals - one in
1985
and another in 1994.
US Army Corps of Engineers -- Omaha, 420 S. 18th Street,
Discovery 87. Site Evaluation
- Federal RCRA TSD Facility within 1 mile. None
- Federal RCRA Generator on site or adjoining property.
FEPCO Theater advertising company, 416 S. 14th Street,
Notification 1986.
Omaha Typesetting, 405 S. 14th Street, Notification 1991
US Army Corps of Engineers, 420 S. 18th Street, Small Quantity
Generator, 1995
- Federal ERNS List on this property or within .5 mile.
Safety Kleen -- 1128 N. 11th. Waste oil -- 4,500 gallons. Rear
Valve left open. 3,500 gallons recovered. 1996
- State NPL/CERCLIS within 1 mile. Not known
- State Landfill/solid waste disposal within .5 mile. None
- State Leaking UST List within .5 mile. Not known.
- State Registered UST on property or within .5 mile.
GSA, 106 S. 15th Street, One 5,000 gallon tank removed
Bekins Van & Storage, 806-808 S. 17th, Removed
CA Retirement System, 222 S. 15th Street, Removed
Douglas County Corrections, 710 S. 17th Street, 1 Tank
Omaha Police Headquarters, 505 S. 15th Street, 2 Tanks
Omaha Public Library, 215 S. 15th Street, Removed
Omaha World Herald, 13th and Dodge, Removed

3. Past uses of property and adjoining properties. Present to 1940.
Because this building was constructed before 1940, there was no
information researched from City Directories.

1960 Sanborn Map: Behind the Federal building are several small
shops and restaurants. Next to the Federal building is a movie

theater and another large building. Across the street are several small shops and larger parking garages. On the corner of 15th and Douglas are small shops, restaurants and a few larger buildings labeled department stores and offices. Behind the Federal Building on the corner of 16th and Dodge is a large department store with an underground storage tank labeled on the side of the building. Along 16th between Dodge and Douglas are large Department Stores and two large Bank buildings.

4. Historical uses of property and adjoining property. Property uses before 1940.

1934 Sanborn Map: The new federal building located on corner of 15th and Dodge is in place. Next to the federal building is a movie theater and another large building. Behind the federal building is a series of small shops and stores. Directly across the street is small stores and AutoBus Terminal. There are also parking garages and another Movie Theater. On the corner of 15th and Douglas are several large buildings with small shops along both sides of the street. Behind the Federal building at 16th between Dodge and Douglas are a large department store and a dance and bowling alley building.

Newspaper Article dtd April 19, 1931: Stated Old Army Building on the corner of 15th and Dodge began construction in 1870 and it was completed in 1874. It was first used as Post Office and Courthouse and then converted to Army Offices.

Newspaper Article dtd December 13, 1930. A 12-Story structure will stand on site of the Army Building on 15th and Dodge. Army Building was over 40-year old. Building will be devoted to federal offices and courts.

1929 City Directory

S. 15th Street

100 Block (Intersect Dodge): Retail, Cleaners, boarding house, and drug store.

200 Block (Intersect Douglas): Retail, Singer Sewing Machine Company, and (5) Office Buildings.

300 Block (Intersect Farnam): (7) Office Buildings and retail shops.

Dodge Street

1400 Block (Intersect S. 14th St.) Retail, Parking and Office Building.

1500 Block (Intersect S. 15th St.) Lumber Company, (8) Office Buildings, 1505 U.S. Army Building, Retail, 1515 Paint and Glass Company.

1600 Block (Intersect S. 16th St.) Retail and (1617) X-Ray Company.

Douglas Street

1400 Block (Intersect S. 14th St.) Retail and Paint Company.

1500 Block (Intersect S. 15th St.) Retail and Office Building.

1600 Block (Intersect S. 16th St.) Office Building and Retail.

1925 City Directory

S. 15th Street

100 Block (Intersect Dodge): Retail, Motion Picture Theater.

200 Block (Intersect Douglas): Retail, Singer Sewing Machine Company, and boarding house.

300 Block (Intersect Farnam): Office and retail shops.

Dodge Street

1400 Block (Intersect S. 14th St.) Retail, Offices, Office Building, Hotel.

1500 Block (Intersect S. 15th St.) Lumber Company, (8) Office Buildings, 1505 U.S. Army Building, Retail, 1515 Paint and Glass Company, boarding house, retail.

1600 Block (Intersect S. 16th St.) Sign Painter.

Douglas Street

1400 Block (Intersect S. 14th St.) Retail.

1500 Block (Intersect S. 15th St.) Retail, Office Building, Theater.

1600 Block (Intersect S. 16th St.) Department Store and Retail.

1920 City Directory

S. 15th Street

100 Block (Intersect Dodge): Retail, Cleaners, printers, residence, and drug store.

200 Block (Intersect Douglas): Retail and Offices.

300 Block (Intersect Farnam): Offices

Dodge Street

1400 Block (Intersect S. 14th St.) Offices and Office Building.

1500 Block (Intersect S. 15th St.) Lumber Company, Office Buildings.

1505 U.S. Army Building, and 1515 Paint and Glass Company.

1600 Block (Intersect S. 16th St.) Office Building and Retail.

Douglas Street

1400 Block (Intersect S. 14th St.) Retail.

1500 Block (Intersect S. 15th St.) Retail.

1600 Block (Intersect S. 16th St.) Retail

1916 City Directory

S. 15th Street

100 Block (Intersect Dodge): Retail, Office and Office Building, News Offices.

200 Block (Intersect Douglas): Retail and Office Building.

300 Block (Intersect Farnam): (2) Office Buildings and retail shops.

Dodge Street

1400 Block (Intersect S. 14th St.) Retail, Office Building, and Hotel.

1500 Block (Intersect S. 15th St.) Office Buildings, 1505 U.S. Army Building, Retail, 1515 Paint and Glass Company.

1600 Block (Intersect S. 16th St.) Retail and restaurant.

Douglas Street

1400 Block (Intersect S. 14th St.) Retail.

1500 Block (Intersect S. 15th St.) Millinery, Small companies, and Office Building.

1600 Block (Intersect S. 16th St.) Retail.

1911 City Directory

S. 15th Street

100 Block (Intersect Dodge): Retail, Offices, and Office Building.

200 Block (Intersect Douglas): Retail and Office Building.

300 Block (Intersect Farnam): Offices and (309) Jo-He Oil.

Dodge Street

1400 Block (Intersect S. 14th St.) Retail, Offices, (1409) Wagon Manufacturer, and Office Building.

1500 Block (Intersect S. 15th St.) Offices and Retail.

1600 Block (Intersect S. 16th St.) (1604) Federal Building.

Douglas Street

1400 Block (Intersect S. 14th St.) Retail, Offices, Printing Company.

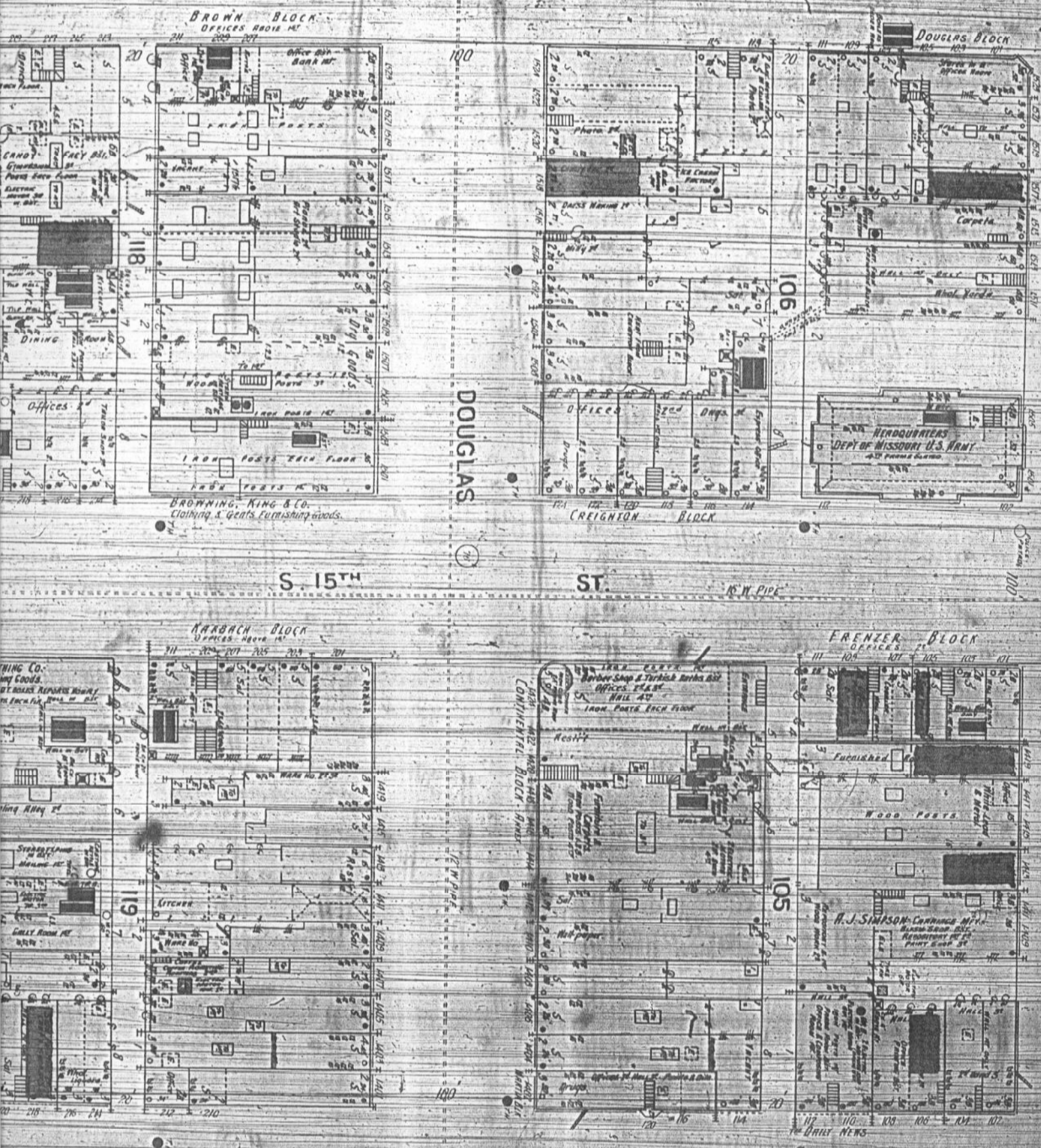
1500 Block (Intersect S. 15th St.) Retail, Office, Millinery.

1600 Block (Intersect S. 16th St.) Grocery.

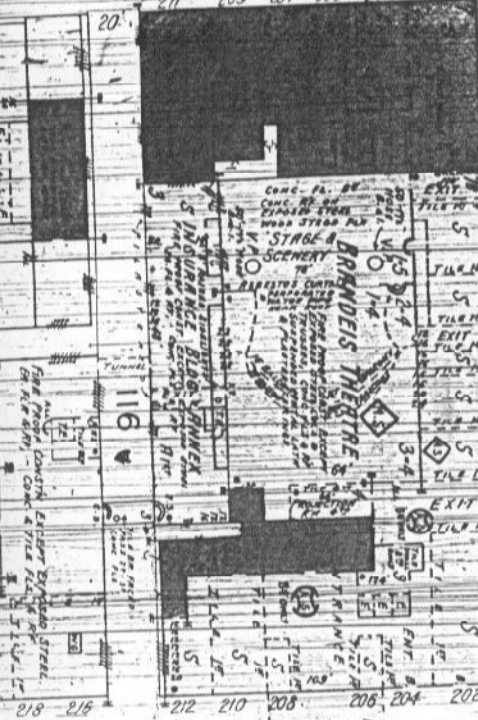
1901 Sanborn Map: The address of the Federal Building has a long row of shops or stores. The corner of the S. 15th and Dodge is a Federal Building labeled US Army. Still numerous small shops and

stores many are unlabeled. Directly in front of the Post Office is buildings labeled offices and shops. Behind these shops is a carriage factory that has subdivided rooms for blacksmith, painting and wood works. On the corner of 15th and Douglas are many shops. Most are related to making food products, clothing, and a few hotels. The Newspaper has moved to 15th and Farnam. On the 16th and Dodge is a Department Store and Business College. 16th and Douglas is the YMCA Building and another larger store labeled furniture and carpets.

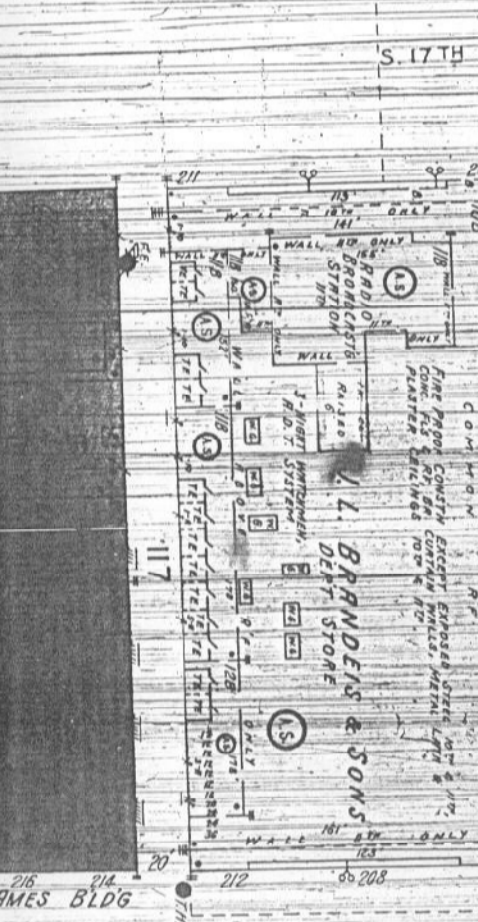
1887 Sanborn Map: The address of the Federal Building has a long row of shop or stores. The corner of the S. 15th and Dodge is the US Post office and customhouse. The federal built in the 1930's covered the same lot of this Post Office built in 1870. This block has many unnamed shops and stores. There is one building that is labeled paints on Dodge behind the Post Office. Another is labeled blacksmith and tin shop on S. 16th next to the building labeled paints. On the opposite corner of 15th and Dodge is a livery and boarding house. Directly in front of the Post Office is buildings labeled offices and shops. Behind these shops is a carriage factory that has subdivided rooms for blacksmith, painting and woodworks. On the corner of 15th and Douglas are shops, public library and the Newspaper printing office.



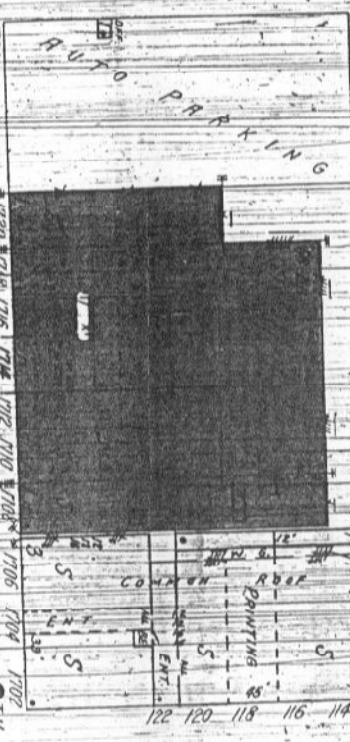
SAUNDERS KENNEDY BLDG



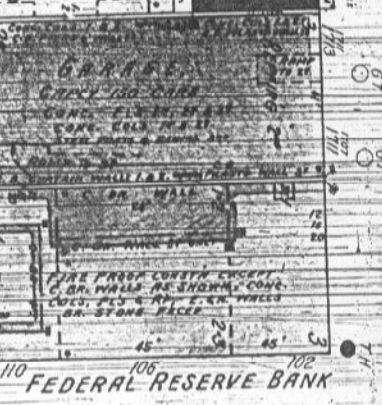
BRANDEIS THEATRE BLDG



OMAHA ATHLETIC CLUB BLDG



MORRIS APARTMENT HOTEL



MEDICAL ARTS BLDG

